

Lakeside

- TE KAUWHATA -

DESIGN CONTROL GUIDELINES

Lakeside Philosophy

The key objective of these Design Control Guidelines is to ensure a high quality built environment and to limit development to an appropriate and co-ordinated palette of materials in keeping with the Lakeside setting.

Much like your investment, the stunning views and natural environment surrounding Lakeside are deserving of protection. These controls will give you confidence that your neighbours share the same vision.

Your landscaping and lot frontage will help form the fabric of the high quality Lakeside development. These Design Control Guidelines are centred around protecting the quality of views, streetscapes and vast network of reserves. The intent of these controls is to create a lush green vegetated frontage to every lot for a social and healthy community while giving you flexibility within your boundary hedges and fences.



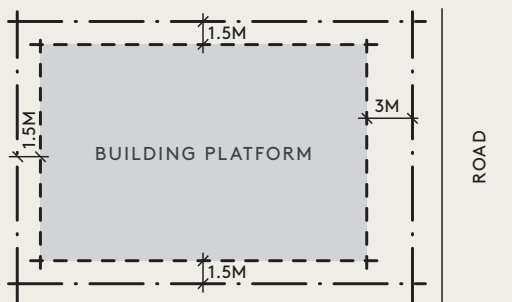
Building construction controls

Please note, the Design Control Guidelines that apply to each lot within Lakeside depend on the Residential Precinct – either the Medium Density Precinct or Higher Density Precinct – (as those areas are set out in the Waikato District Plan) in which the lot is located.

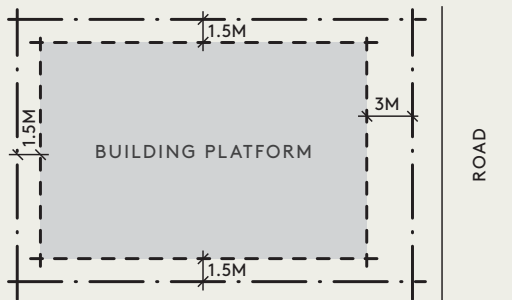
Setbacks

- Buildings on lots are not to be constructed within the following setback areas:
 - Road and access lot boundary – 3m.
 - Internal and rear boundaries – all remaining setbacks to be 1.5m.

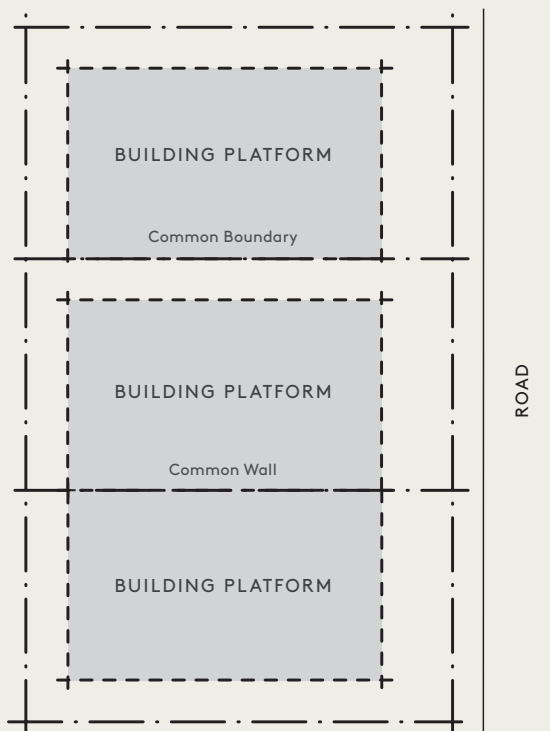
Exception: Side yard setback does not apply to one common boundary where a block containing three or more dwellings is being designed ‘comprehensively’.



Medium Density Precinct



Higher Density Precinct



Comprehensive Development 3+ Sites
Side Yard Setbacks

Building height

Building height is limited to:

- 8m in all Residential Precincts (as measured from the ground level to the highest roof point directly above that level).

In addition,

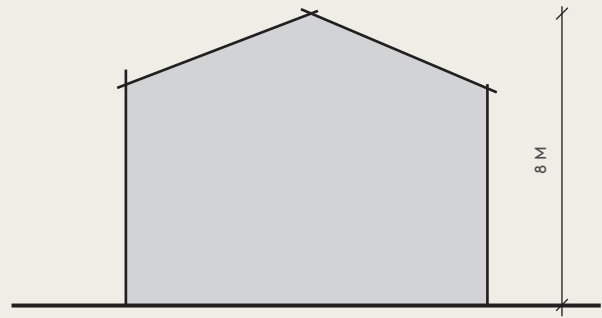
Medium Density Precinct

- Buildings in the Medium Density Precinct shall not protrude through a height control plane rising at an angle of 45° commencing at an elevation of 2.5m above ground level at every point of the site boundary.

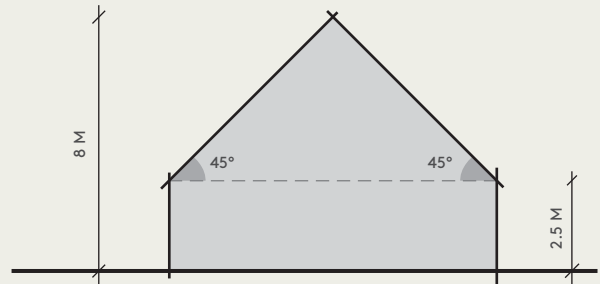
Higher Density Precinct

- Buildings in the Higher Density Precinct shall not protrude through a height control plane rising at an angle of 45° commencing at an elevation of 3.5m above ground level at every point of the site boundary within 20m of a street frontage, and rising at an angle of 45° commencing at an elevation of 2.5m above ground level at every point on the site boundary greater than 20m from the street frontage.

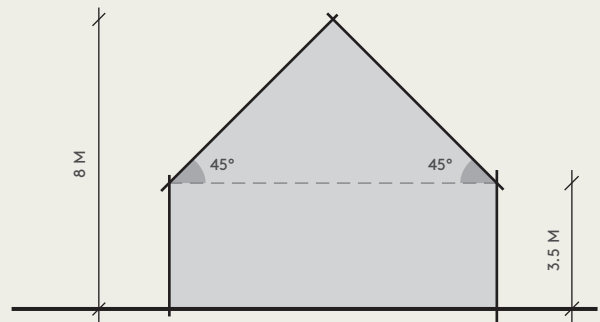
Exception: Height control plane to both Medium and Higher Density Precinct do not apply to one common boundary where a block containing three or more dwellings is being designed comprehensively.



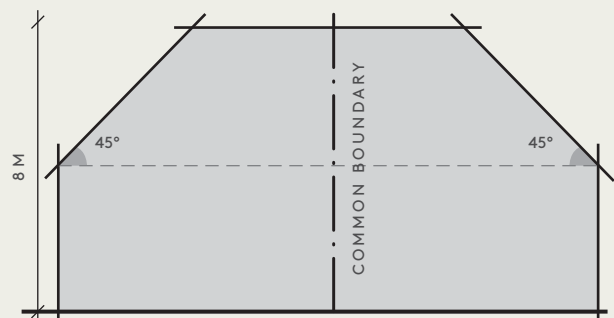
Flat Sites



Recession Line Medium Density Precinct



Recession Line Higher Density Precinct

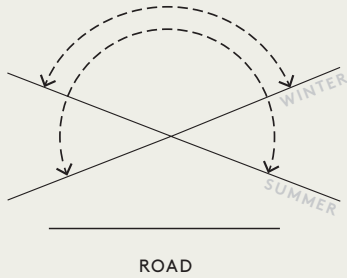


Comprehensive Development 3+ Sites Recession Planes

Building Coverage & Outdoor Space

Medium Density Precinct

- The total building coverage shall not occupy more than 40% of the lot area.
- Every dwelling shall be provided with an outdoor living court for the exclusive use of the occupants of the dwelling. The living court shall be readily accessible from a living area of the dwelling. On the ground floor the living court shall have a minimum area of 60m² capable of containing a circle of 6m diameter, exclusive of parking and manoeuvring areas and buildings, and have a minimum width of 2.5m.
- Outdoor living courts should avoid having an entirely or largely southern aspect. In situations where this occurs, a solar study should be provided to identify the area of living court not impacted by overshadowing.
- Solar studies must be provided for comprehensive block development of three or more lots if common walls or a wall on the boundary line are proposed.

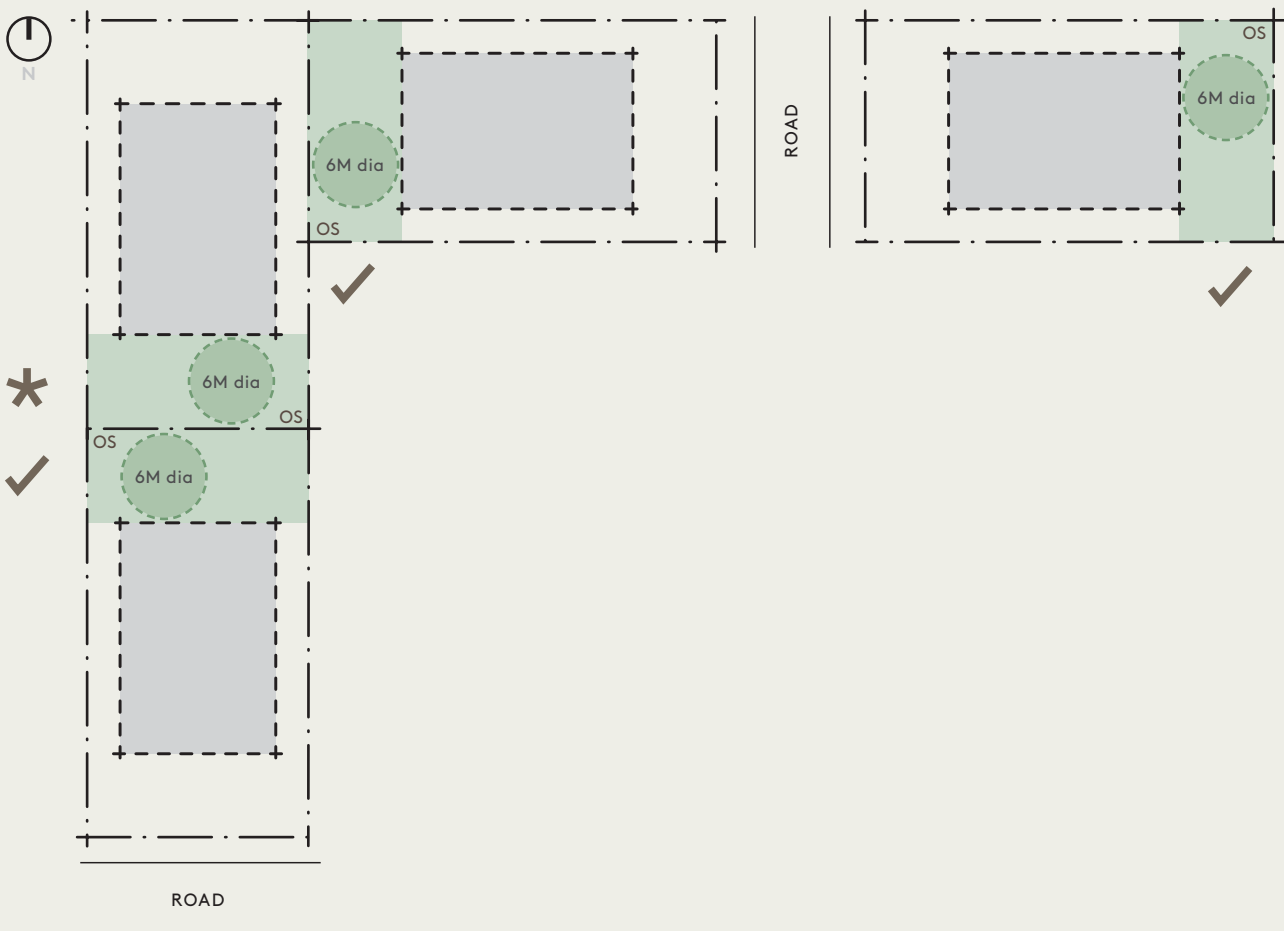


Higher Density Precinct

- The total building coverage shall not occupy more than 65% of the lot area.
- The living court rules for the Medium Density Precinct shall apply, except that the ground floor living court must have a minimum area of 50m².
- **Service Courts:** Each lot shall have a service court of at least 3m diameter, and 15m² exclusive of parking and manoeuvring areas and buildings.
- **Glazing:** Any residential building located on a site which fronts a street or public open space shall have;
 - at least one habitable room with glazing which overlooks the street or public open space; and
 - the area of glazing shall be a minimum of 25% of that part of the wall area of the habitable room which faces the street or public open space.

Outdoor Space Orientation

- ✓ Solar Study Not Required
- * Solar Study Required



Car parking

Car parking is to be provided on each lot for at least one car. For sites greater than 300m², two carparking spaces are to be provided.

Garages

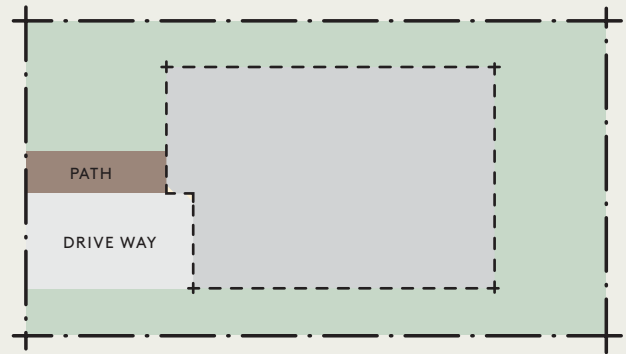
- Visual dominance of garage doors is to be minimised by:
 - Making garage door no more than 50% of the street elevation at ground level.
 - Recessing garages a minimum 0.5m from front facade where practicable.
 - Consider using two single garage doors to break up scale.
- Other considerations:
 - Allow minimum 5m from garage to front boundary to avoid car parking in front of garage overhanging footpath.
 - Provide clear separated path to front door which avoids vehicle movements.

Timing of construction

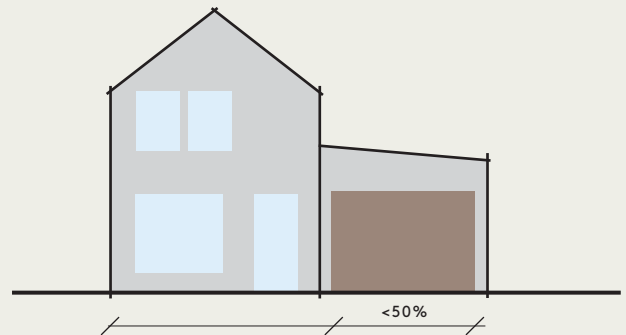
- Once construction has commenced, the exterior of all buildings must be completed within 12 months of the date of commencement.
- Completion is deemed to include affixing all exterior cladding and completing exterior painting.
- Landscaping and fencing must be completed within three months of the date of completion of the exterior of the dwelling.

Rooves

- Primary rooves are to be either:
 - A simple gable with no hips or valleys. The primary roof pitch must be between 10° and 40°. Flat rooves (with a roof pitch of less than 4°) are to be linking structures only, adjacent to the primary roof or garage/carport roof, or
 - A mono-pitch flat roof form.
- All metal chimney flues and other roof penetrations should be enclosed or painted to make them less visually obtrusive (colour and reflectivity as per these Design Control Guidelines).
- All roof cladding shall be metal rib, tray or corrugated.
- All roofing details (spouting, downpipes and flashings) are to match the roof or wall colour but in any event are subject to the colour and reflectivity controls in these Design Control Guidelines.



Garage Dominance 0.5m min Setback from Front Facade



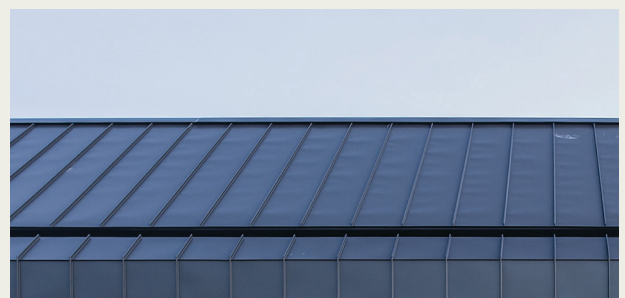
Garage Dominance Less than 50% of Ground Level Facade



Heritage Tray



Corrugated Roofing



Eurotray Roofing

Cladding

- All dominant exterior wall cladding shall be in the following only:
 - Horizontal or vertical weatherboard either natural, stained or painted
 - Vertical board and batten, either natural, stained or painted
 - Plaster (if used in conjunction with feature cladding)
 - Vertical metal profile wall cladding to match the roof cladding
 - Bagged brick
- The following exterior wall claddings are permitted as architectural features only:
 - Titan or Axon (board form)
 - In-situ concrete
 - Bagged brick or brick
 - Solid plaster over brick or block masonry

Colour palette

- All exterior wall and roofing claddings, window and door joinery and other external architectural features shall be colours in the range of brown, grey, black (and shall have a maximum reflectivity of 36%) and white (and shall have a maximum reflectivity of 75%).

General

- Front doors should be visible where practicable from the street.
- Building orientation should be to maximise solar gain with habitable rooms on northern aspect and garages on southern where practicable.
- Buildings should generally be oriented toward the street and public spaces with habitable rooms overlooking these areas where practicable.
- The design of all buildings shall be in line with the vision for Lakeside as a high quality residential development.
- All buildings and fences must be constructed and finished in a good and workmanlike fashion.



Horizontal cedar weatherboard



Stack bond masonry block



Vertical Cedar



Bagged Brick Feature



Vertical Metal Tray

Landscape controls

Tree Planting



Fencing



Posts and Letterboxes

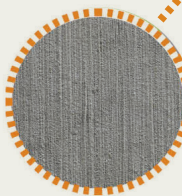


Hedge Planting



Reserve Boundary

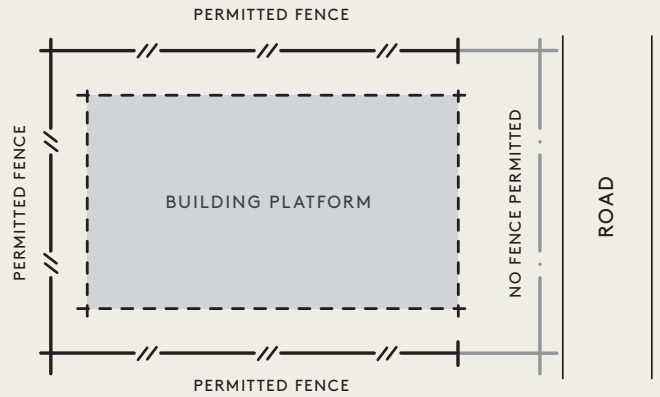
Road Boundary



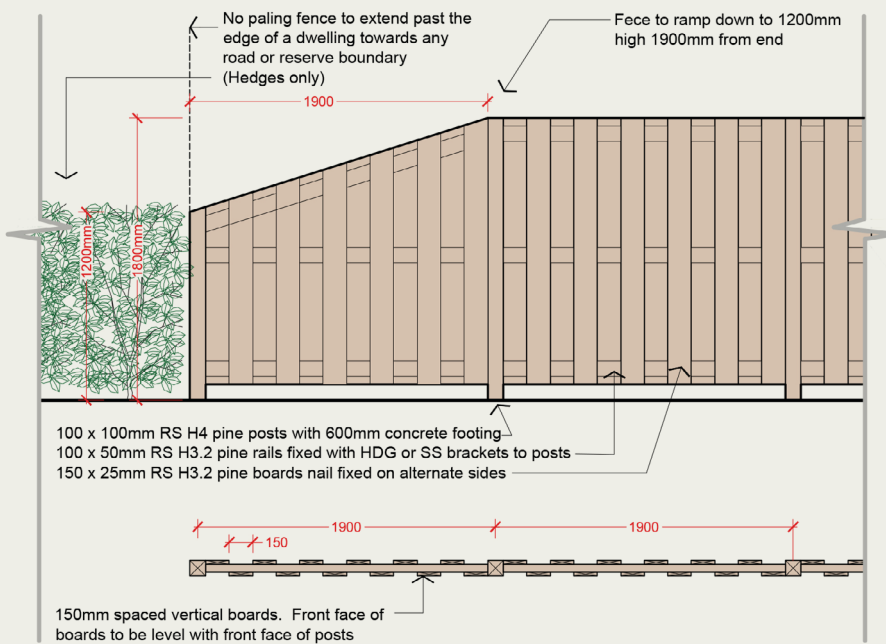
Driveways

Boundary fencing

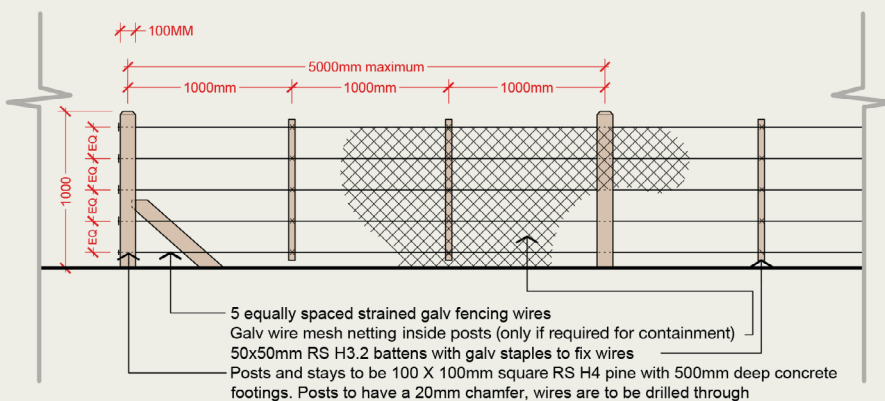
- Vertical timber paling fencing to a finished height of 1.8m above existing ground level is to be erected on each common boundary to a residential lot. Fencing is to be as per the detail below. Existing ground level means ground level at the time of title issue.
- No timber paling fencing is permitted on any road, access lot or reserve boundary.
- No timber paling fencing is permitted to extend past any building towards any road, access lot or reserve boundary.
- Permeable post and wire fencing is permitted where paling fencing is not. This fencing is to be as per the detail below.
- Fencing shall be of a high level of workmanship, straight between points and free of obvious humps and hollows. Fences are to be stained with Resene Woodsman Waterborne stain – Pitch Black Colour.



Permitted Fencing



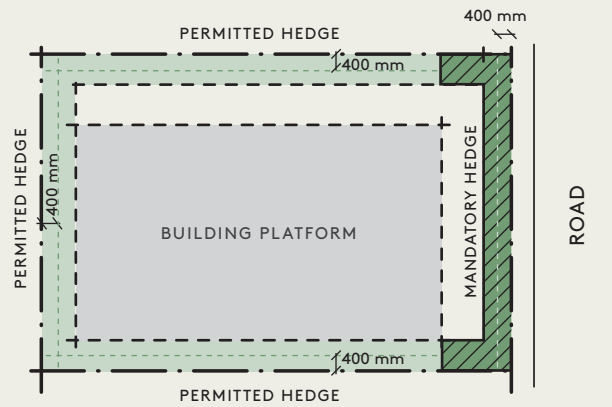
Paling Fence



Permeable Fencing

Boundary hedge planting

- All common boundaries with a road, access lot, reserve or residential lot where paling fencing is not permitted must be planted with a hedge offset 400mm inside the boundary.
- Hedge plants are to be a minimum of 1000mm high at the time of planting and a maximum of 600mm apart.
- Hedging is to be clipped and maintained to a height of 1200–1800mm.
- Hedge species are to be selected from one of the following species: *Griselinia littoralis*, *Eugenia ventenatii* or *Prunus lusitanica*.



Tree planting

- All lot owners are to plant at least one tree within 2m of each road, access lot or reserve boundary. This is to be selected from the following classification: *Carpinus*, *Prunus*, *Quercus*, *Fagus*, *Ulmus*, *Acer*, *Platanus*, *Oleaceae*, *Magnolia*, *Camellia* or *Sophora*.
- Trees are to be at least 2.5m in height at time of planting.
- No trees over 4m are allowed within 2m of a neighbouring residential lot.

Macrocarpa posts and letterbox

- One *Macrocarpa* post is to be added to each side of the driveway in line with the boundary, which is to hold the letterbox.
- Posts are to be 150mm square and 1m in height from driveway level.
- Posts are to be 100–250mm from the driveway edge.
- The letterbox is to have a maximum dimension of 300mm (width) x 400mm (depth) x 300mm (height).
- The letterbox is to be black, natural timber or steel in finish and must be built for purpose.



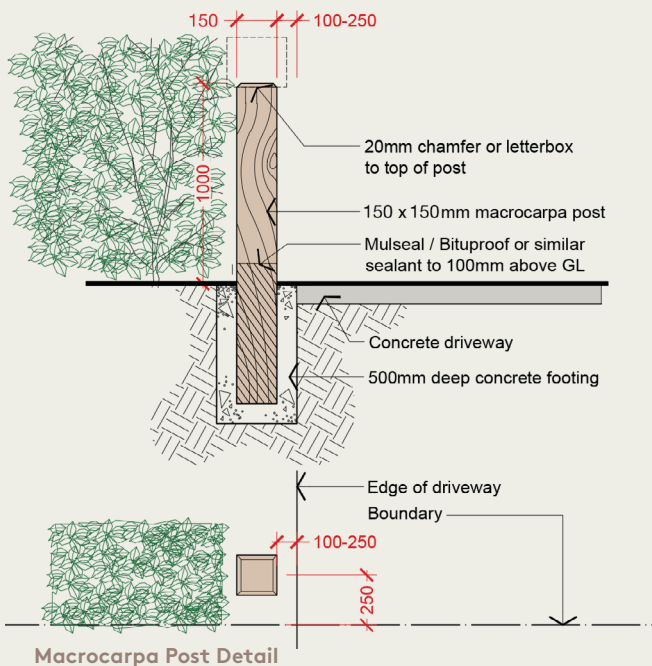
Prunus Lusitanica



Griselinia Littoralis



Eugenia Ventenatii



Driveways

- Owners are responsible for constructing their own driveway to connect with the relevant road or access lot.
- All driveways shall have a brushed, acid etched or exposed aggregate concrete finish. No asphalt is permitted.
- Driveways shall be evenly flowing between points and have no obvious humps or hollows.

General

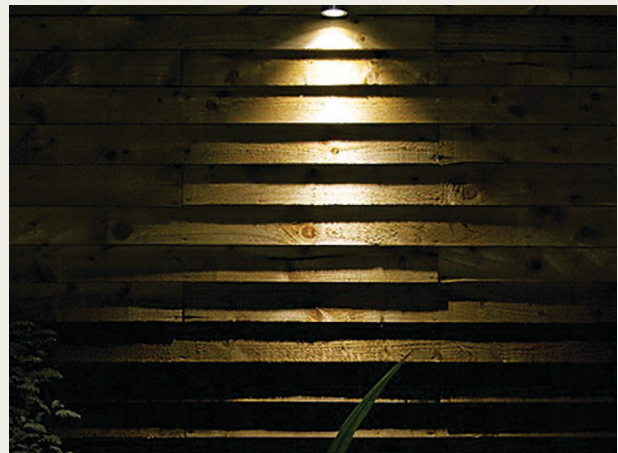
- Garden sheds or other structures over 1.8m in height are only permitted with prior written approval from Lakeside Developments 2017 Limited, Lakeside Residential Limited or their successor. Position sheds and other ancillary structures away from roads, access lots and reserves.
- Retaining walls up to 900mm high are permitted. These shall be constructed from stacked stone or timber posts (square) and lagging stained black.
- Pergolas, shade structures, carports and outdoor fires are to have an LRV of less than 20% or be constructed of natural timber, steel, aluminum or stone. Transparent plastics are not permitted.
- Rubbish bins, washing lines, heat pump inverters and other utilities shall be screened with planting or a timber screen from roads, access lots and reserves.
- All landscape lighting shall be downlighting located less than 1.2m above ground level.
- No gates or obstructions across driveways are permitted.
- Paving within courtyards and general landscape areas is not controlled and is at the discretion of the Owner provided it complies with maximum impervious area requirements.
- Landscaping is to be maintained to a neat and tidy standard free from weeds and overgrowth.

Maintenance & rules

- Paint, stain and other finishes on buildings and fences shall be maintained and re-applied as weathering affects colour strength over time.
- If any tree planting or boundary hedge planting required in this document becomes sick or dies, it is to be replaced within 3 months of the foliage losing its colour. Replacements to make good defects shall be true to the heights and species specified in this document.
- Boundary hedges are to be neatly clipped and maintained to the height and width specified in this document.
- No car, boat or motorbike or other vehicle shall be parked crossing the boundary to a residential lot. These shall be contained within residential lots or dedicated parking spaces.
- Before, during and after construction no vehicle shall be parked or driven on a grassed area. This includes any vehicles associated with your builder or any subcontractors.
- Laydown areas for building materials and other associated materials are to be located within the private lot to which they belong.
- Lots are to remain free of litter. This includes but is not limited to items such as plastic bags, rubble, dead vegetation material, rubbish which has migrated to the lot in the wind or larger items requiring removal by machine.
- Grass and weeds on vacant lots shall not be allowed to exceed 100mm in length. Following construction, no weeds over 50mm in height within any residential lot shall be visible from any road access lot or reserve.
- Broken or defective cladding, windows, fences, posts or any other item shall be replaced or rectified as they are discovered.
- Failure to comply with these obligations will result in a deduction from your construction bond or compensation in line with the covenant registered on your title.



Downlighting



Downlighting



Approval process

- Owners shall not erect any building or fence on any lot unless the Developer has issued a Design Control Approval for that lot and such building or fence must comply with the Design Control Approval issued by the Developer.
- Owners or their agent shall submit the Building Plan Submission Form, the relevant fee and accompanying documentation (as per the Building Plan Submission Form) to the Developer.
- The Developer will consider the submission and respond in writing within 20 days of receipt of a fully completed submission, either providing the Owner with a Design Control Approval or suggesting amendments to the proposed building plan.
- If the response is a Design Control Approval, the Owner can apply for the necessary Waikato District Council consents.
- Alternatively, if the Developer does not provide a Design Control Approval, then the Owner may work with the Developer to amend the building plans so that a Design Control Approval can be issued. For the avoidance of doubt, this may require amendments to the submitted building plans to ensure compliance with these Design Control Guidelines. The Owner (or the builder) may only apply for and proceed with any building consent from the Waikato District Council after written Design Control Approval is obtained from the Developer.
- The Owner shall contact the Developer when the house and landscaping are complete in order for the Developer to assess compliance with the Design Control Approval. The Owner shall allow the Developer reasonable access for the purposes of carrying out an inspection.

Note: the construction of a dwelling that does not fully comply with the Design Control Approval will need to be rectified at the Owner's expense.

General information

Fees

- The fee for submitting a Building Plan Submission Form to the Developer shall be \$500 + GST (\$575).
- This fee covers the issuance of a single Design Control Approval.
- Where further submission(s) of Building Plans are requested, then the Developer reserves the right to charge further fees in order to cover its costs.

Construction bond

A refundable construction bond of \$2,000 (no GST) is required to provide for remedial or reinstatement works that may be needed as a result of the Owner's construction or landscaping activities on site (including the builder and any subcontractor working at the site or any adjacent area). The bond is payable to the Developer. The bond will be held by the Developer and will become repayable when:

- the building work and all landscaping is fully complete as approved by the Developer;
- the Developer has confirmed in writing that the owner has fully complied with the Design Control Approval; and
- any damage to surrounding areas (public or private) that has occurred through building activities has been fully repaired or reinstated to the satisfaction of the Developer.

In the event that the Owner has not complied with the Design Control Approval and/or there has been damage caused to surrounding areas, the Developer may utilise the bond in remedying such non-compliance or damage and any additional costs may also be recovered from the Owner.

The developer and its appointed professionals

- When the Developer or its nominee/s no longer own any lots within Lakeside, then the Developer shall use reasonable endeavours to assign responsibility of the Design Control Guidelines to a residents' association or similar (if one exists) or to a committee of Owners on a basis to be agreed. In any event, the Developer's responsibility shall cease on the date 15 years after the first title in Lakeside is issued.

Waiver

The Developer may, if it sees fit and whilst having regard to the unique circumstances of each lot:

- alter or waive any of the processes set out in these Design Control Guidelines;
- waive or vary any of these Design Control Guidelines (provided it is satisfied that the end result is consistent with the overall vision for its development at Lakeside in its sole discretion);
- amend or add to these Design Control Guidelines from time to time without notice; and
- amend fees at any time without notice, but in any event such fees shall represent the reasonable cost to the Developer in connection with the Design Control Approval process.

The Developer shall not be liable to any Owner or any other person for any loss, damage, claim or expenses (including where such loss, damage, claim or expense arises from the approval or non-approval of an application under these Design Control Guidelines, any failure to meet the timeframes stated in these Design Control Guidelines or performing any function under or in relation to these Design Control Guidelines).